

1601 Central NE

0006365

9237861

①

Re-recorded to evidence State Board of Finance Approval.

~~0007694~~

~~9229883~~

WARRANTY DEED

H.L. Galles, Jr. aka Herbert Lee Galles, Jr. and Fern L. Galles, husband and wife, for consideration paid grant to the Regents of the University of New Mexico, a corporation of the State of New Mexico whose address is Scholes Hall, Suite 233, Albuquerque, New Mexico 87131, the real estate located in Bernalillo County, New Mexico described as Exhibit A attached hereto;

Subject to the following:

1. Reservations or exceptions patents or in acts authorizing issuance thereof;
2. Taxes for the year 1992 and thereafter;
3. Easements reserved by the City of Albuquerque for public utilities in City Commission Ordinance No. 175-1968 adopted December 23, 1968, and recorded in Book Misc. 127, Page 134, as further evidenced in that deed recorded in Book D357A, Page 265, records of Bernalillo County, New Mexico;
4. Easements reserved by the City of Albuquerque for public utilities in that Environmental Planning Commission Land Controls Board Resolution No. V-78-42 adopted October 20, 1978, and records in Book Misc. 676, Page 314, and further evidenced in that deed recorded in Book D129A, Page 475, records of Bernalillo County, New Mexico;
5. Lease Agreement dated November 1, 1990 by and between H.L. Galles, Jr. and Fern L. Galles, as lessors, and Galles Motor Company, a New Mexico corporation, as lessee;
6. Sublease Agreement dated December 4, 1990 by and between Galles Motor Company, a New Mexico corporation, as sublessor, and Lee Galles Oldsmobile, Inc., a New Mexico corporation, as sublessee;

for record 11/19/92 - Keom

with warranty covenants.

APR 17 1992
STATE RECORDS

MAR 17 1992

BY: Jeff W. State

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 APR -1 PM 2: 06

CLAYTON M. DAVIS
CO. CLERK & RECORDER

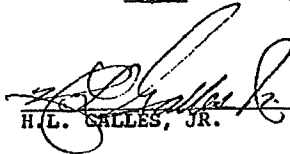
[Signature] DEPUTY

7694
7696

0006366

~~0007695~~

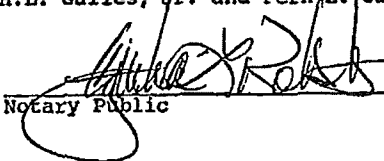
Witness our hands and seals this 1 day of April, 1992.


H.L. GALLES, JR.


FERN L. GALLES

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1 day of April, 1992 by H.L. Galles, Jr. and Fern L. Galles, husband and wife.


Notary Public

My Commission Expires:

020893

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 APR 23 PM 2:36

CLAYTON H. FAYES
COUNTY CLERK & RECORDER



92-9-6365-6367

0006367

~~0007693~~

EXHIBIT A

A certain Tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico, comprising all of Block numbered Nine (9) including vacated alleys (City Commission Ordinance No. 668 November 29, 1949), of the BROWNWELL AND LAIL'S HIGHLAND ADDITION, as the same is shown and designated on the map thereof filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on August 3, 1886, all of Lots numbered One thru Four (1 thru 4) and the Westerly 18.54 feet of Lots numbered Five thru Ten (5 thru 10) in Block numbered Ten, of the BROWNWELL AND LAIL'S HIGHLAND ADDITION, as the same are shown and designated on the map thereof filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on August 26, 1889 in Map Book B, Folio 5, INCLUDING vacated alleys within Block Ten (10), City Commission Ordinance No. 175-1960, filed January 27, 1969, in Misc. Book 127, Page 134, INCLUDING Pine Street vacated by Environmental Planning Commission Land Controls Board Resolution V-78-42, filed March 15, 1979 in Misc. Book 676, Pages 314 & 315, EXCEPTING THEREFROM the Southerly 10.00 feet of Lots numbered Three (3) and Four (4) and that portion of Lot numbered Ten (10), in Block Ten (10), within the rights-of-way of Central Avenue and University Boulevard. Said Tract of land being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described tract of land, marked by a 5/8" rebar and survey cap, whence an ACS station, an aluminum cap stamped "2-K15", having New Mexico State Plane Coordinates, Central Zone values, NAD 1927 of $Y = 1,485,051.88$, $X = 387,500.39'$, bears S 63 deg. 08' 09" E, a distance of 140.42 feet; Thence, N 80 deg. 46' 40" W, along the Southerly boundary line of the herein described tract of land, being also the Northerly right-of-way line of Central Avenue, a distance of 150.85 feet to a point on the Easterly boundary line of said Block Nine (9), marked by a 5/8" rebar and survey cap; Thence, S 09 deg. 05' 54" W, along said Easterly boundary line, being also the Westerly right-of-way line of vacated Pine Street, a distance of 10.01 feet to the Southeast corner of said Block Nine (9), a point on the Northerly right-of-way line of Central Avenue, marked by a 5/8" rebar and survey cap; Thence, N 80 deg. 55' 28" W, along the Southerly boundary line of said Block Nine (9), and the Northerly right-of-way line of Central Avenue, a distance 315.83 feet to the Southwest corner of said Block Nine (9), marked by a PK nail and brass disc; Thence, N 09 deg. 02' 06" E, along the Westerly boundary line of said Block Nine (9) and Easterly right-of-way line of Ash Street, a distance of 300.05 feet to the Northwest corner of said Block Nine (9), a point on the Southerly right-of-way line of Copper Avenue, marked by a PK nail and aluminum disc; Thence, S 80 deg. 55' 55" E, along the Northerly boundary line of said Block Nine (9) and Southerly right-of-way of Copper Avenue, a distance of 316.16 feet to the Northeast corner of said Block Nine (9), marked by a 5/8" rebar and survey cap; Thence, S 80 deg. 45' 46" E, along the Northerly boundary line of said vacated Pine Street, 60.00 feet to the Northwest corner of said Block Ten (10), marked by a railroad spike, stamped "LS 3516"; Thence, S 80 deg. 53' 34" E, along the Northerly line of said Block Ten (10), a distance of 109.40 feet to the Northeast corner of the herein described tract of land, being a point on the Westerly right-of-way line of University Boulevard, marked by a 1/2" rebar with survey cap; Thence, S 09 deg. 07' 42" W, along the Easterly boundary line of the herein described tract of land, and said Westerly right-of-way line of University Boulevard, a distance of 262.00 feet to a point of curvature, marked by a railroad spike stamped "LS 3516"; Thence, continuing along said Easterly boundary line and said Westerly right-of-way line, Southwesterly along a curve concave to the Northwest, having a Central Angle of 90 deg. 05' 37" and a radius of 15.00 feet, an arc distance of 23.58 feet, (chord bearing S 54 deg. 09' 56" W 21.24 feet) to a point of Tangency, marked by a chiseled cross; Thence, N 80 deg. 46' 40" W, along said right-of-way line, a distance of 3.34 feet to an angle point, marked by a PK nail and brass disc; Thence, S 09 deg. 13' 20" W, continuing along said right-of-way line, a distance of 13.24 feet to the point of beginning.